



BURR RIDGE ZONING ORDINANCE

SECTION IV GENERAL REGULATIONS

A. SCOPE OF REGULATIONS

1. No building or land shall hereafter be used or occupied, and no building or structure, or part thereof, shall hereafter be erected, raised, moved, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the district in which it is located. No building or land shall be devoted to any use other than one which is specified as a permitted or special use by the district regulations applicable to the district in which such building or land is located as herein set forth in Sections VI, VII, VIII, IX, and X. However, where a building permit for a building or structure has been issued in accordance with law prior to the effective date of this Ordinance, and where construction has been begun prior to such effective date and is being prosecuted to completion, said building or structure may be completed in accordance with approved plans on the basis of which the building permit was issued and further, may, upon completion, be occupied under a certificate of occupancy for the use or uses originally designated, subject to the provisions herein set forth in Section XIII of this Ordinance.

B. ALLOWABLE USE OF LAND, BUILDINGS, OR STRUCTURES

1. The following uses of land, buildings, or structures are allowed in the districts indicated hereinafter in Sections VI, VII, VIII, IX, and X under the conditions herein specified in this Ordinance.
2. Except as otherwise provided in Section XII, uses lawfully established and existing on the effective date of this Ordinance, except uses lawfully established and existing on the effective date of this Ordinance and rendered non-conforming by the provisions herein shall be subject to the regulations of Section XII.
3. Permitted uses as designated in Sections VI, VII, VIII, IX, and X.
4. Special uses as designated in Sections VI, VII, VIII, IX, and X.; A classification of special uses is hereby established to provide for such "special" uses hereinafter specified that have a unique, special or unusual impact upon the use or enjoyment of neighboring property. Due to the unique characteristics of the special uses, special standards and other conditions for their locations and development are herein set forth for each special use in the district regulations. A special use shall be granted only upon evidence that such use meets standards established for such classification in this Ordinance and any other applicable ordinances of the Village of Burr Ridge. The granting of permission therefore may be subject to conditions reasonably necessary to meet such standards. Additions or alterations to existing building or land improvements or expansion for a use herein designated as a special use shall conform with standards and other conditions governing the special use as herein set forth for the district in which it is located.



C. CONTROL OVER BULK

1. All buildings existing as of the date of adoption of this 1996 Comprehensive Amendment that were in lawful compliance with the provisions of the Burr Ridge Zoning Ordinance at the date of their construction shall be construed to be in compliance with this Comprehensive Amendment. If any such building is subsequently destroyed in whole or in part, such shall then become subject to the provisions of the "non-conforming building, structures and uses" section of this Ordinance. All new buildings shall conform to the bulk regulations established herein for the district in which each building is located. No modification or alteration of any building, or any subdivision of any land, shall conflict or further conflict with the bulk regulations of this Ordinance for the district in which such existing building or land is located.

D. LOTS OF RECORD IN RESIDENCE DISTRICTS

1. Notwithstanding the requirements of the subsection above, in a Residence District a lot of record in single-ownership which is located in a subdivision recorded prior to the effective date of this Comprehensive Amendment or a parcel of land under single-ownership which existed as of January 1, 1980, and which was not a part of any other parcel as of that date, but which does not conform with the requirements of this Comprehensive Amendment as to minimum lot area or lot width, may be used for a single-family detached dwelling, provided there is conformance with all other applicable regulations of this Comprehensive Amendment (except as may otherwise be permitted by the Community Development Director as set forth in subsection 5 below) and the following requirements, provided however that as an exception to these regulations, a lot that has been previously legally subdivided and recorded but combined with another lot may be returned to the originally platted and recorded dimensions provided that the majority of the lots on both sides of the street, on the same block, and in the same rezoning district are equal or greater in area and width to said lot may be used for a single-family detached dwelling: (Ord. A-834-07-05)
2. The applicant shall furnish with the application for a building permit a certified survey of current date showing the following:
 - a. The lot or parcel upon which he proposes to erect a single-family detached dwelling;
 - b. The lots or parcels on either side of the lot or parcel upon which he proposes to erect a single-family detached dwelling, with all improvements thereon; and
 - c. Widths of adjoining side yards, with any projections of buildings or structures into the adjoining side yards duly spotted by the surveyor.
3. The applicant shall furnish with the application for a building permit an affidavit by the owner of record of the lot or parcel described in the application, which shall state the following:
 - a. That the owner is not holding title to any contiguous lot or lots or parcels either in his or her own name, or jointly with anyone else, or in trust or for the benefit of the owner or any other person, and that the owner has no beneficial interest in any such contiguous lot or lots or parcels;



2. Permitted accessory buildings as per Sections IV.H and IV.I, herein, shall be allowed on a lot with a principal building.
3. A permit for construction of a second single-family dwelling on a lot may be issued for the purpose of allowing a property owner to continue residing in an existing single-family dwelling while a new single-family dwelling is under construction. Said permit shall be subject to the following:
 - a. The new dwelling shall be completed and a Building Certificate of Occupancy issued within one year after issuance of the building permit.
 - b. The original dwelling shall be razed within 30 days after issuance of a Building Certificate of Occupancy for the new dwelling. The grade and landscape within and surrounding the original dwelling shall be restored and all construction material, debris, etc. shall be totally removed within 60 days after issuance of the Building Certificate of Occupancy.
 - c. Prior to issuance of the building permit for a new dwelling, the property owner shall deposit funds in a cash escrow with the Village of Burr Ridge or shall post a letter of credit drawn on a bank to be approved by the Village. The cash escrow or letter of credit shall be in an amount sufficient to cover all costs related to the demolition of the original dwelling. If a letter of credit is used, such letter of credit shall be drawn for the benefit of the Village and on such terms and conditions as shall be satisfactory to the Village. The cash escrow or letter of credit shall be in an amount equal to 125% of the cost of demolition of the existing dwelling. The estimated cost of demolition shall be based on written estimates from qualified demolition companies and shall be subject to the approval of the Community Development Director. The Village of Burr Ridge shall use the funds for demolition of the original dwelling if the property owner fails to comply with the terms and conditions herein. (Amended by Ordinance A-834-5-98)

F. **LOT DIVISION**

1. **Compliance with Zoning Ordinance**

No lot shall hereafter be divided in order to secure one or more additional lots for transfer of ownership and establishment of a principal use thereon, unless each lot resulting from such division shall meet all requirements of this Ordinance for the district in which the lot is located.

2. **Side Lot Lines for Lot Divisions**

No lot shall hereafter be divided in any manner unless all new side lot lines created by said lot division shall be substantially at right angles or radial to the street line. Side lot lines cannot be made irregular for the purpose of establishing compliance with the minimum lot size requirements of this Ordinance.



G. YARDS, COURTS AND OTHER OPEN AREAS

1. Required Yards, Courts, and Open Areas

Yards, courts or other open areas required in district regulations shall be provided for all new uses or additions or enlargements of existing uses. Such required yards, courts and other open areas shall be located on the same lot that is designated, at the time of issuance of the building permit, as the lot comprising the site for the new principal use or the lot containing the existing use with additions or enlargements thereto.

2. Through Lots

a. Front yards shall be provided along both lot lines adjoining streets; provided, however, if either of said yards also will constitute the rear yard of the lot, such yard shall conform to the larger of the two different (front or rear) yard requirements. Any such combined yard which is both the front and rear yard shall not contain obstructions which would otherwise be permitted in rear yards. Provided, however, if the lot is in a subdivision which has a recorded covenant prohibiting access from the adjoining thoroughfare and the subdivision has constructed an approved subdivision fence across the rear lot line, the obstructions that are allowed in rear yards under this Ordinance shall be permitted on such through lot (the rear yard shall be the yard with the fence).

(1) The subdivision has constructed an approved subdivision fence across the rear lot line;

(2) A dedicated landscape easement along the rear lot line where the use of a substantial berm and landscaping in accordance with applicable Village regulations and a landscaping plan submitted to and approved by the Community Development Director. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping. (Amended by Ordinance A-834-12-06)

b. Either of the lot lines adjoining a street may be established by the Community Development Director as the front lot line; except where a front lot line has been established by an existing use on one or more lots in a block, the front lot line of the through lot shall be along such same street line. Provided, however, in blocks containing two or more through lots having front lot lines not established on the same street line, the front lot line on the remaining lots shall be as designated by the Community Development Director.

c. Vehicular access drives to a through lot shall be prohibited from the thoroughfare, which abuts the rear property line. The Community Development Director may require a covenant to be recorded, which prohibits access via the street abutting the rear property line.

d. On a through lot which has its rear yard abutting a collector or arterial street (as classified by the Village of Burr Ridge Comprehensive Plan) and does not have an approved subdivision fence adjacent to or within the rear yard, a berm and landscaping shall be provided in said rear yard for the purpose of

screening accessory structures and uses from the adjoining thoroughfare. Said berm and landscaping shall be subject to the approval of the Community Development Director and shall be provided at such time that a principal or accessory building is constructed.

3. **Corner Lots**

In all Residence Districts, the front yard shall be along the lot line adjoining the street that has the shortest dimension. (Amended by Ordinance A-834-19-01)

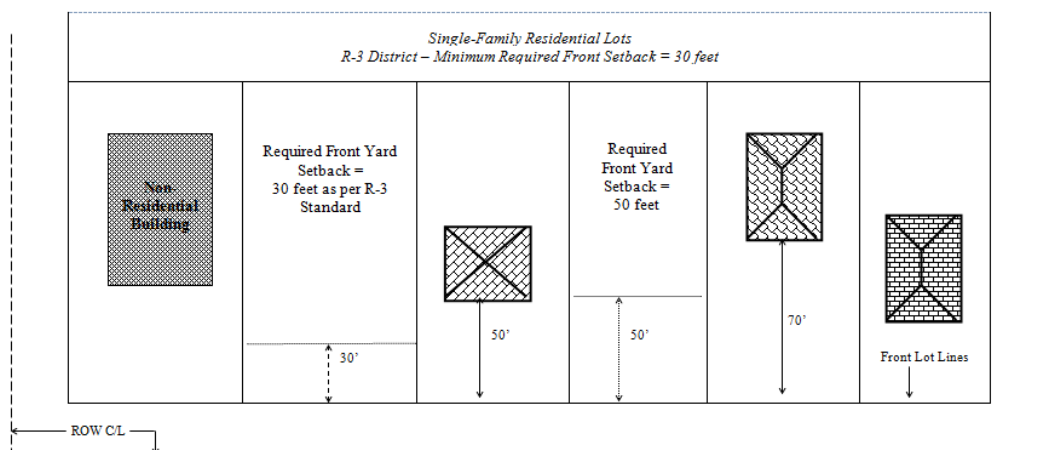
4. **Yard Requirements Along District Boundary Lines**

Yards, courts or other required open areas that abut or are across an alley or street from a district having greater yard, court or other open area requirements, shall comply with requirements of the adjacent district.

5. **Building Setback Lines**

- a. Where 40 percent or more of the lots along the same side of the street in the same block have front yard setback lines established by detached single-family dwellings, the front setback line for each remaining detached single-family dwelling shall be not less than the lesser setback of the two adjacent detached single-family dwellings. If only one adjacent detached single-family dwelling exists, the front yard setback shall be not less than the minimum front yard setback otherwise required by the applicable district requirements. Lots that have frontage on the turnaround of a cul de sac street shall be excluded from this requirement. See figure IV.G.5 below for a graphic example of the application of this section. (Amended by Ordinance A-834-9-01, Ordinance A-834-21-01, Ordinance A-834-13-11).
- b. Along streets duly designated as thoroughfares on the Comprehensive Plan and Official Map of the Village of Burr Ridge, the established future right-of-way line of the thoroughfare shall be considered the front property line for purposes of determining the required setbacks and permitted obstructions in yards, courts, or other open areas.

Figure IV.G.5 Building Setback Lines





H. **GENERAL REGULATIONS FOR ACCESSORY BUILDINGS, STRUCTURES AND USES**

Accessory buildings, structures and uses shall not be erected or altered in required yards, courts or other open areas, except those that are herein permitted as obstructions in yards, courts, or other open areas. All accessory buildings, structures and uses shall comply with the following regulations and all other regulations of this Ordinance.

1. **Accessory to Principal Building**

Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Human occupancy of an accessory building or structure is expressly prohibited except as may be specifically allowed herein.

2. **No Construction Prior to Principal Building**

No detached or attached garage or accessory building may be constructed on a lot previous to the house being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the house is completed and approved.

3. **Keeping of Livestock as an Accessory Use**

Except as otherwise expressly provided herein, accessory buildings or structures shall not be used for the keeping of livestock, poultry or rabbits, whether for profit or not, unless said buildings or structures meet the following requirements:

- a. All livestock, poultry, and rabbits (except up to a maximum of two rabbits kept as household pets) shall be kept only on lots or parcels of at least five acres in size.
- b. There shall be no more than one horse or other livestock, poultry, and rabbits for each 20,000 square feet of lot area.
- c. Such accessory buildings or structures shall be located at least 50 feet from the side or rear lot lines.

4. **Setback and Location of Accessory Buildings and Structures**

Accessory buildings and structures shall be setback a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance.

5. **Rear Yard Setbacks on Corner Lots and Through Lots**

- a. On corner lots accessory buildings and structures shall be located not nearer to the rear lot line than the distance of the required side yard for the lot adjoining the rear lot line and not nearer to the side street line than the distance required for a side yard adjoining a street, or in the case of a reverse corner lot, this distance shall equal the required front yard on such lot adjoining the rear lot line



- b. On through lots that do not have a rear lot line adjoining a no-access strip accessory buildings and structures shall be located not nearer to the rear lot line adjoining a street than the distance required for a front yard.

6. **Distance Between Buildings**

Accessory buildings shall be separated by at least 10 feet from the principal building and from all other accessory buildings on a lot.

7. **Distance from a Corner Side Lot Line**

No detached or attached accessory building hereafter erected or altered shall project nearer to a lot line adjoining a street than the distance equivalent to the shortest distance between such lot line and the nearest wall of the principal building.

8. **Height of Accessory Buildings**

The height of accessory buildings in residential districts shall comply with the following:

- a. In no case shall the roofline of an accessory building be higher than the roofline of the principal building.
- b. No accessory building shall exceed one story or 15 feet in height as defined in *Section XIV – Building Height* of the Zoning Ordinance – whichever is lower except as permitted herein for accessory buildings in an R-1 or R-2 District.
- c. An accessory building in an R-1 Single-Family Residence District may be two stories and may be 25 feet as defined in *Section XIV – Building Height* of the Zoning Ordinance.
- d. An accessory building with a gable, hip, or gambrel roof in an R-2 Single-Family Residence District may have an absolute height to the peak of the roof of 22 feet 6 inches or an average height of 15 feet as defined in *Section XIV – Building Height* of the Zoning Ordinance. (Amended by Ordinance A-834-02-07)

9. **Combined Horizontal Floor Area of Accessory Buildings and Structures**

- a. The combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.
- b. The combined horizontal area of all accessory buildings shall not exceed 60% of the horizontal floor area of the principal building.

10. **Number and Floor Area of Detached Accessory Buildings**

For each lot of record in a residential district, the number and floor area of permitted accessory buildings shall be as follows:



- a. **R-1 District:** For a lot of record in an R-1 District that meets the minimum lot area requirement as per Section VI.B of this Ordinance, accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.
 - ii. **Maximum Floor Area Per Building:** 3,000 square feet
- b. **R-2 District:** For a lot of record in an R-2 District that meets the minimum lot area requirement as per Section VI.C of this Ordinance, accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
 - ii. **Maximum Floor Area Per Building:** 2,500 square feet
- c. **R-2A or R-2B District:** For a lot of record in an R-2A or R-2B District accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.
 - ii. **Maximum Floor Area For Building 1:** 0.0475 (4.75%) FAR & 2,500 square feet

Building 1 refers to the only accessory building on a lot or the larger of two accessory buildings on a lot. The maximum floor area for Building 1 cannot exceed 0.0475 FAR and 2,500 square feet, whichever is less. FAR, or floor area ratio, is the total floor area of the accessory building divided by the total lot area.
Maximum Floor Area For Building 2: 750 square feet

Building 2 refers to the smaller of two accessory buildings on a lot.
- d. **R-3 or R-4 District:** For a lot of record in an R-3 or R-4 District detached accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.
 - ii. **Combined Maximum Floor Area Ratio:** 0.0375 (3.75%)
Combined floor area ratio is the total floor area of all accessory buildings divided by



the total lot area.

- iii. **Combined Maximum Gross Floor Area:** **1,500**
square feet

Combined maximum gross floor area is the sum of all detached accessory building floor areas on a lot of record.

- iv. **Minimum Permitted Floor Area:** **750**
square feet

For lots that are less than 20,000 square feet, the maximum floor area for an accessory building shall be 750 square feet regardless of the FAR.

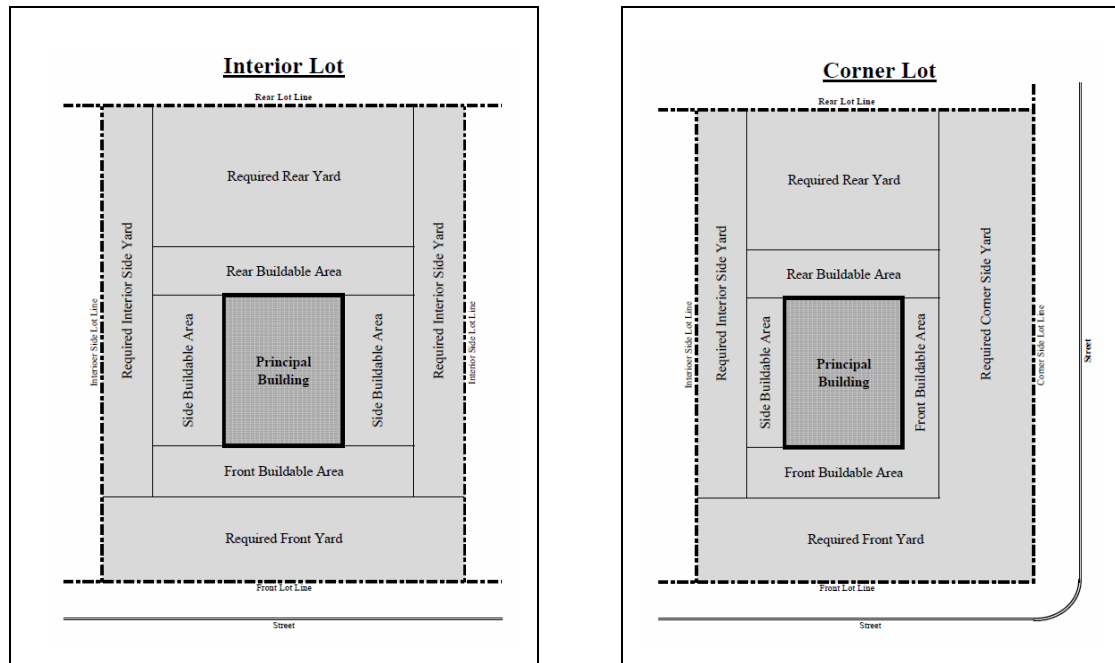
(Section IV.H.10 Amended by Ordinance A-834-20-06)



I. **PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND USES - LOCATION & REGULATION**

The buildings, structures, and uses listed below may be located in buildable areas on a lot and may encroach into required yards as shown on the following graphics and as defined in Section XIV of this Ordinance or as may otherwise be specified in this Ordinance. (Amended by Ordinance A-834-13-11)

Figure IV.I Required Yards and Buildable Areas



1. **Detached Accessory Buildings in Residential Districts**

Detached buildings accessory to permitted residential uses are permitted in the rear buildable area and may also be located in a required rear yard but not closer than 10 feet to the rear lot line. Detached buildings accessory to residential uses are also subject to the regulations in Section IV.H above. (Amended by Ordinance A-834-20-06)

2. **Access Driveways and Walks**

Access driveways and walks are permitted in all buildable areas of a lot in all districts and may also project into any required yard but not closer than 2 feet from the side lot line as extended to the street pavement except that the radius of flare within the driveway apron (right-of-way) may encroach into the 2 foot setback provided that it does not encroach beyond the property line as extended to the street pavement (also see Appendix VI). (Amended by Ordinance A-834-5-98)



3. Arbors or Trellises

Arbors or trellises, and trellises attached to the principal building are permitted in a side or rear buildable area or within a court yard and may also project not more than 3 feet into any required yard.

4. Air Conditioning Equipment and Shelters

Air conditioning equipment and shelters may be located within a court yard or within the buildable area between the principal building and the corner side lot line (but not in the buildable area between the principal building and the front lot line) and may also project into the required side yard and rear yard setbacks if said equipment or shelter is located not less than 5 feet from the side or rear wall of the principal building. However, under no circumstance may such units be located within 15 feet of the façade of the principal building facing the front lot line nor shall any such units encroach into a required side or rear setback by more than 5 feet. All air conditioning units and shelters must be adequately screened with year-round landscaping material. (Amended by Ordinance A-834-20-00)

5. Architectural Entrance Structures

Architectural entrance structures, on a lot not less than 70,000 square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge Subdivision Ordinance. (Amended by Ordinance A-834-8-00)

6. Balconies

Balconies extending from and attached to the principal building may be located in the front, side, or rear buildable area or within a court yard and may also project not more than 6 feet into a required rear yard. (Amended by Ordinance No. A-834-01-05)

7. Basketball and Similar Athletic Courts (not including driveways)

Basketball and similar athletic courts shall be permitted on single-family residential properties in the rear buildable area and may encroach into the required rear yard provided a 10-foot setback from the rear property line is provided, that a setback from the side property line in compliance with the interior or corner side yard setback of the district is provided, and that the court complies with all other regulations for accessory structures in residential areas. (Amended by Ordinance A-834-5-98).

8. Bay Windows

Bay windows are permitted in the front, side or rear buildable area and in a court yard and may also project not more than three feet into any required yard.



9. Bridges (Open and Uncovered), Spillways, and Similar Architectural Structures

Such structures may be located in the front, side, or rear buildable area of a lot and within 10 feet of any lot line provided the lot exceeds five acres in area. (Amended by Ordinance A-834-29-01)

10. Chimneys

Chimneys, attached to the principal building, are permitted in front, side, and rear buildable areas and also may project not more than 24 inches into any required yard.

11. Dog Runs

Dog runs shall be permitted in residential districts subject to the following:

- a. No dog run shall be erected, placed or altered on a lot unless approved by the Community Development Director and a permit is issued for the same. For purposes of this section, a dog run shall be defined as an enclosed area intended to contain one or more dogs.
- b. Dog runs shall be obscured from view from neighboring properties and adjacent streets by the planting of shrubbery according to a landscape plan to be approved by the Community Development Director prior to issuance of the permit.
- c. All dog runs must be located in the buildable area directly behind and adjacent to the principal building. In no event shall a dog run encroach into a required setback or be located closer to a corner or interior side property line than the principal building.
- d. Dog runs shall be situated on a lot so that the longest dimension of the dog run is parallel with the principal building.
- e. No dog run shall be in excess of 250 square feet in area, nor more than six feet (6') in height above the surface of the ground, as measured from the ground level at the lowest grade level within five feet of either side thereof.
- f. Fences enclosing a dog run may be constructed of any material permitted for a residential fence as per Section IV.J herein or may be constructed of a vinyl coated, chain link fence made of a color compatible with the surrounding landscape.

12. Driveway Gates (Residence Districts)

Gates across private driveways shall be permitted on parcels in residential districts that are a minimum of 2 acres in area and have a front or corner side lot line with a minimum of 150 feet of street frontage (Amended by Ordinance A-834-13-11). All driveway gates must comply with the following terms and conditions:



- a. Driveway gates are permitted in a front buildable area and are also permitted in the required front and corner side yard but not closer to the front or corner side lot line than 30 feet. However, for each 3 feet of lot frontage less than 220 feet, an additional one foot setback shall be provided. For example, for a 2 acre lot with 160 feet of lot frontage, the minimum required setback from the front lot line shall be 50 feet $[30 + ((220 - 160) / 3) = 50]$. (Amended by Ordinance A-834-13-11).
- b. One gate per driveway is permitted.
- c. Driveway gates and related architectural entrance structures may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- d. The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials.
- e. Driveway gates are subject to the issuance of a permit and are subject to access requirements by the Fire District having jurisdiction over the property. (Amended by Ordinance A-834-24-07 and Ordinance A-834-26-08)

13. Eaves and Gutters

Eaves and gutters on principal buildings or detached accessory buildings are permitted in all buildable areas and may also project not more than four feet into the required front or rear yard and not more than two feet into a required side yard. (Amended by Ordinance A-834-9-01)

14. Fallout Shelters

Fallout shelters (attached or detached) are permitted in the rear buildable area, when conforming also to other codes and ordinances of the Village.

15. Fences – See Section IV.J

16. Fire Escapes and Fire Towers

Fire escapes, open or enclosed, or fire towers may be located in any buildable area in business and manufacturing districts only and may project into a required front yard or side yard adjoining a street by not more than five feet and into a required interior side yard not more than three and one-half feet.

17. Fireplaces and Grills, Outdoor

Masonry fireplaces including gas or wood grills may be located in the rear buildable area and are also permitted in the required rear yard of a residential property, but not closer than 10 feet to any principal or accessory building, not closer than 10 feet to the rear lot line and not closer than the required side yard setback to the interior side yard. Outdoor fireplaces and grills may not exceed the maximum height of 15 feet and 20 square feet in area. (Amended by Ordinance A-834-07-12)



18. Flagpoles

Flagpoles may be located in any buildable area and are also permitted in the required front or rear yard, but not closer than 10 feet to the lot line. Such flagpoles may not exceed 15 feet in height in residential districts nor more than 40 feet in height in non-residential districts.

19. Fountains, Related Water Features, and Related Equipment Shelters

Fountains and related water features, with water depths not exceeding 2 feet, are permitted in the front and rear buildable area and may also be located in the required front and rear yards, but not closer than 10 feet to the front and rear lot line. Related equipment shelters are not permitted in a front buildable area or a required front yard and may be located in a rear buildable area and a required rear yard provided they are a minimum of 10 feet from the rear lot line. (Amended by Ordinance A-834-9-01)

20. Garden or Farm Crops

Garden (in the open) or gardens which are largely enclosed by bushes, hedges, or trees and where the enclosure includes a freestanding architectural wall or monument shall be permitted in the interior side and rear buildable areas and are also permitted in the required rear yard but not closer than 10 feet from a rear lot line. Any architectural wall or monument built in conjunction with a garden shall be subject to the following restrictions:

- a. The façade of the wall or monument shall be limited to stone or brick that replicates the façade of the principal dwelling and in no case shall it include exposed concrete blocks.
- b. There shall be no more than one such wall or monument and it shall be no more than eight feet in height and cannot exceed 15 feet and 15 percent of the total length or surface area of the total perimeter area of the garden enclosure, whichever is less.
- c. The exterior side of any wall or monument used to enclose a garden shall be screened with landscaping.
- d. All such walls or monuments shall comply with the required side yard setback of the underlying zoning district and shall be at least 10 feet from rear property lines.
- e. Architectural wall or monument enclosing a garden shall only be permitted on properties of two acres or greater. (Amended by Ordinance A-834-11-06)

21. Generators – Residential

Natural gas or propane generators provided for standby electrical power but not as a primary power source are permitted subject to the following standards;

- a. Generators may be located within a court yard, in an interior side, corner side, or rear buildable area or within the buildable area between the principal building and the corner side lot line and may also project into the required



interior side yard and rear yard setbacks if said equipment or shelter is located within 5 feet from the side or rear wall of the principal building. However, under no circumstance may such units be located within 15 feet of the façade of the principal building facing the front lot line nor shall any such units encroach into a required side or rear setback by more than 5 feet.

- b. Generators must be adequately screened with year-round landscaping material.
- c. Generators shall not generate noise exceeding 75 decibels measured 23 feet from the generator.
- d. Generators must be enclosed by a sound attenuated box or cabinet that shall not exceed 28 square feet in area or 5 feet in height. Any noise reducing mufflers provided by the manufacturer shall be utilized. (Amended by Ordinance A-834-8-00 and A-834-22-11)

22. Lawn Furniture

Lawn furniture, such as benches, sun dials, bird baths, and similar architectural features, may be located in any buildable area and are also permitted in the required front or rear yard, but not closer than 10 feet to the front, corner side or rear lot line.

23. Open Off-Street Loading – Non-Residential

Open off-street loading spaces may be located in the side or rear buildable area and are also permitted in the required rear yard, subject to those regulations set forth in Section XI of this Ordinance.

24. Open Off-Street Parking

Open off-street parking spaces may be located in the interior side or rear buildable area and may also be located in a required interior side or rear yard provided a minimum setback of 8 feet is provided from an interior or rear lot line. Unless otherwise specifically allowed elsewhere in this Ordinance, open off-street parking spaces shall be at least 10 feet from a building wall.

In all Business Districts, open off-street parking spaces may also be in a front buildable area or a required front yard or corner side yard provided a minimum 15 foot setback is provided from the front and corner lot lines.

Open Off-Street Parking shall also comply with Section XI herein.

25. Ornamental Light Standards

Ornamental light standards, defined as light standards with a prefabricated, monopole design, may be located in any buildable area and are also permitted in the required front or rear yards, but not closer than 10 feet to the lot line. Such ornamental light standards shall not exceed 10 feet in height. However, the location of the light on the ornamental light standard shall not be more than 8 feet above grade and all lighting shall comply with the performance standards as per Section IV.W.7 herein. (Amended by Ordinance A-834-6-99, A-834-07-12).



26. Playground and Laundry Drying Equipment

Playground and laundry-drying equipment may be located in the rear buildable area and are also permitted in the required rear yard, but not closer than 10 feet to the lot line.

27. Ponds (Private)

Ponds (private) and related features with water depths greater than 2 feet may be located in the rear buildable area and are permitted in the required rear yard, but not closer than 10 feet to the rear lot line. Ponds are subject to issuance of a grading permit by the Village and shall meet the regulations for Swimming Pools (Private) including the requirement for a perimeter fences as adopted by the Village of Burr Ridge Building Ordinance. Related equipment shelters may encroach into the required rear yard but not closer than 10 feet to the rear lot line.

28. Satellite Dishes, See Section IV.S

29. Sills, etc.

Sills, belt courses, cornices, and ornamental features attached to the principal building may be located in any buildable area and may project not more than 18 inches into any required yard.

30. Steps (Open)

Steps (open), below or above grade and necessary for access to and from a dwelling or an accessory building may be located in any buildable area and are also permitted in the required yards not closer than 10 feet to a lot line, provided there are no more than eight steps for access to and from a principal or accessory building. Steps built at grade shall be considered a walk and shall be regulated by Section IV.I.2 herein. (Amended by Ordinances A-834-9-01 and A-834-23-06)

31. Swimming Pool Equipment

Equipment for swimming pools and spas are permitted subject to the following standards;

- a. Pool equipment may be located within a court yard, in an interior side, corner side, or rear buildable area or within the buildable area or within the buildable area between the principal building and the corner side lot line and may also project into the required interior side yard and rear yard setbacks if said equipment is located within 5 feet from the side or rear wall of the principal building. However, under no circumstance may such equipment be located within 15 feet of the façade of the principal building facing the front lot line nor shall any such units encroach into a required side or rear setback by more than 5 feet.
- b. Pool equipment must be adequately screened with year-round landscaping material.



- c. Pool equipment shall not generate noise exceeding 75 decibels measured 23 feet from the equipment pad.
- d. Pool equipment shall not exceed 28 square feet in area or 5 feet in height. (Added by Ordinance A-834-07-12).

32. Swimming Pools (Private)

Swimming pools (private) may be located in a rear buildable area and are also permitted in the required rear yard, but not closer than 10 feet to the rear lot line.

33. Terraces, Patios and Decks

Terraces, patios, and decks may be located in a side buildable area, a rear buildable area or a court yard and are also permitted in the required rear yard, but not closer than 10 feet to the lot line.

34. Tennis Courts (Private)

Tennis courts (private) may be located in the rear buildable area on residential properties and are also permitted in the required rear yard but not closer than 10 feet to the lot line. A fence may be located at the perimeter of a tennis court subject to the following conditions:

- a. No such fence shall exceed the height of 10 feet.
- b. Materials for tennis court fences may include green vinyl coated chain link or a comparable material as may be determined appropriate by the Community Development Director.
- c. The view of tennis court fences from adjacent properties shall be obscured by the planting of shrubbery, evergreen trees, or comparable plant materials subject to the approval of the Community Development Director.

35. Trash Dumpsters – Non-Single-Family Residential

All facilities for the collection of garbage, refuse, ashes and similar waste materials shall comply with Chapter 50 of the Village of Burr Ridge Municipal Code. Dumpsters for the storage of such waste materials shall be permitted to be located on non-residential properties subject to compliance with the following conditions:

- a. Dumpsters shall be located within a principal or accessory building or adjacent to the rear wall of the principal building. If the property is adjacent to a residential property, the Community Development Director may approve an alternate location for the purpose of ensuring that a dumpster is not located in proximity to the residential property.
- b. Dumpsters shall be enclosed on all sides with solid walls of a material and color compatible with the principal building. Wall enclosures for dumpsters may be masonry or solid wood subject to the review and approval of the Community Development Director. The access gate to a dumpster shall be properly maintained and kept latched except when



being used.

- c. There shall be no more than one dumpster enclosure for a building (or one per tenant for a multiple-tenant building) and said dumpster enclosure shall be used only for the enclosure of a trash dumpster.

36. Trees, Shrubs and Flowers

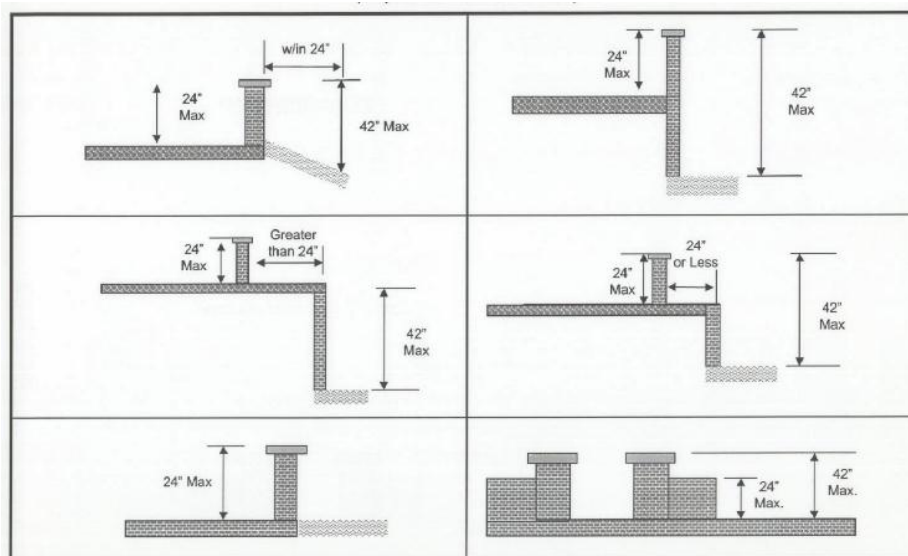
Trees, shrubs, and flowers may be located in any buildable area and are also permitted in any required yard.

37. Walls (Residence Districts)

In Residence Districts only, solid architectural walls of compatible building material as the principal building shall be permitted as follows:

- a. **Wing Walls;** Wing walls, not more than 4 feet in height, shall be permitted in a front buildable area, an interior side buildable area or court yard extending not more than 10 feet from the front two corners of the principal building; and may also project up to 3 feet into the required front or corner side yard.
- b. **Solid or open decorative walls;** Solid or open decorative walls, not more than 4 feet in height may be located in court yards.
- c. **Patio Seat Walls;** Patio seat walls, not more than 24 inches in height from patio floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with patios in permitted locations as per Section IV.I.32. Monuments in association with patio seat walls shall be not more than 42 inches in height from the patio floor to the top of the monument and shall be limited to not more than two per patio. (Amended by Ordinance A-834-20-04)
- d. **Driveway Seat Walls;** Driveway seat walls, not more than 24 inches in height from drive floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with driveways in permitted locations as per Section IV.I.2. Driveway seat walls may not project into the required front yard and must be setback at least 2 feet from the side property line. (Amended by Ordinance A-834-20-04)

Examples of Permitted Patio & Driveway Seat Walls



- e. **Decorative Estate Walls;** For parcels that are a minimum of 2 acres in area and 220 feet in width, decorative estate walls shall be permitted subject to the following terms and conditions:
 - i. Decorative estate walls shall not exceed 4 feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
 - ii. Decorative estate walls shall not exceed 4 feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
 - iii. Decorative estate walls may be located in any buildable area and shall be permitted to encroach into the required front, corner side, interior side, and rear yard setbacks but shall be setback a minimum of 30 feet from the front and corner lot lines and 10 feet from the interior side and rear lot lines.
 - iv. Decorative estate walls shall be constructed of natural stone materials – synthetic or manufactured materials and wood are prohibited.(Amended by Ordinances A-834-24-07 and A-834-26-08).
- f. **Retaining Walls;** Retaining walls may be located in any buildable area and are also permitted in any required yard subject to the following:



- i. Retaining walls shall not exceed 42 inches in height measured from the top of grade at the bottom of a wall to the top of the wall.
- ii. Terraced retaining walls shall be permitted where each section of the wall does not exceed 42 inches in height and a minimum of 36 inches is provided between each face of the retaining walls. (Amended by Ordinance A-834-13-11)

38. Wine Cellars

Underground wine cellars may be located in any buildable area and are also permitted to in a required rear yard provided that a minimum setback of 25 feet is provided from the rear lot line. The horizontal area of underground wine cellars – in combination with the horizontal area of all other accessory buildings, structures and uses – shall not cover more than 30% of the area to the rear of the principal building as per Section IV.H.4.c.2 herein. (Amended by Ordinance A-834-23-00)

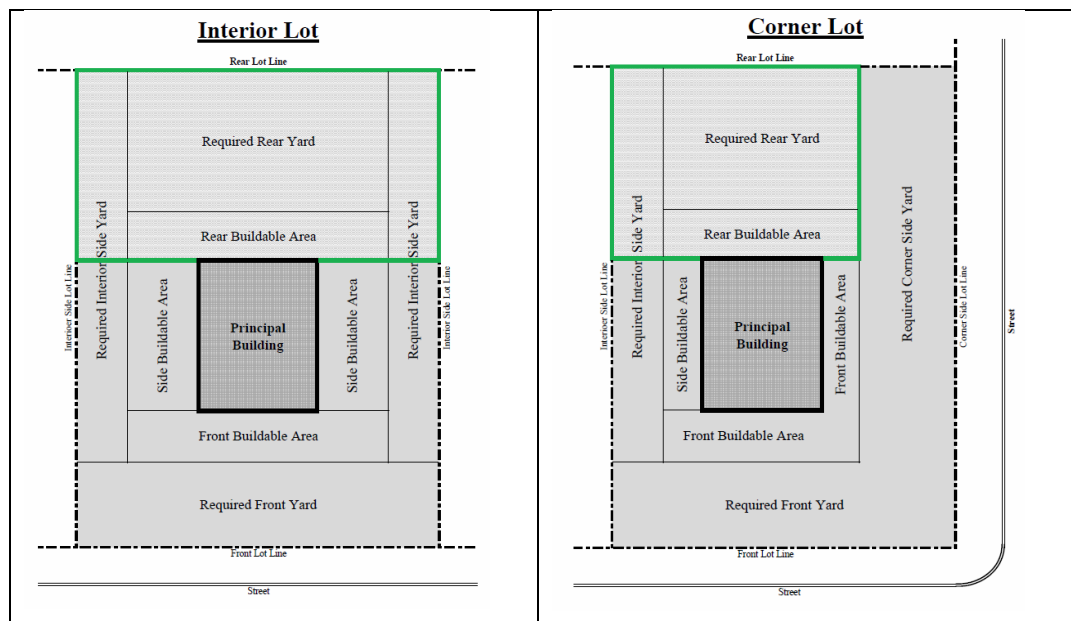
J. FENCES

Fences are permitted and may be obstructions in yards (for purposes of this Section the term "yards" shall not be limited to the required yards set forth in this Zoning Ordinance but also shall include all unobstructed open areas on a lot) or courts as regulated herein.

1. Fences, Open -- in residence districts only

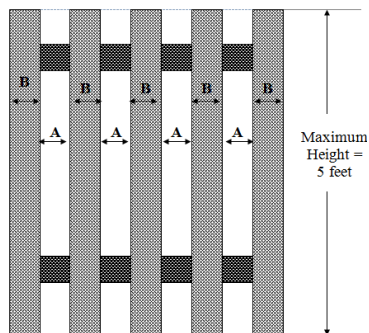
- a. Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- b. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback. (Amended by Ordinance A-834-13-11)

Figure IV.J.1.b Permitted Residential Fence Locations



- c. All fence posts and all supports must face the interior of the property on which it is located.
- d. Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited.
- e. All fences in residential districts shall be open fences as defined by Section XIV and as depicted below (Amended by Ordinances A-834-09-01 and A-834-13-11). Open fences are defined as a fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.

Figure IV.J.1.e Graphic Definition of Open Fence



“A” must be equal to or greater than “B”



1. Fences -- in non-residence districts

Fences in non-residential districts, unless specifically required by other provisions of this Ordinance, may only be provided if they comply with the following provisions:

- a. Fences in non-residential districts, unless otherwise required by this Ordinance, shall be considered special uses and shall be subject to compliance with Section XIII.K of this Ordinance except as modified herein.
- b. The standards for consideration of a special use pertaining to a non-residential fence shall be limited to the standards referenced as b, c, d, and h in Section XIII.K.7 of this Ordinance and reiterated as follows:
 - i. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
 - ii. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
 - iii. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - iv. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.
- c. The location, height, design, and type of fence shall comply with the standards for residential fences contained in Section IV.J.1 above, except as may be specifically authorized by conditions for approval of the special use.

2. Fences for Swimming Pools

As regulated in the other codes and ordinances of the Village.

K. PARKING AND STORAGE OF TRAILERS, MOBILE HOMES, MOTOR HOMES, BOATS, TRUCKS, COMMERCIAL VEHICLES, AND BUSES

Trailers, mobile homes, motor homes, boats, trucks, commercial vehicles, and buses may be parked on private property subject to the following regulations:

1. Trailers, Mobile Homes, Motor Homes, and Boats

For purposes of this section, trailers, mobile homes, motor homes, and boats shall be hereinafter collectively referred to as trailers and shall comply with the following regulations:

- a. Trailers shall not be permitted to be used as dwelling units in any district as principal or accessory uses on a lot.



- b. Trailers shall not be parked or stored in the open on any lot, except one trailer owned by the occupant of a dwelling on the same property may be stored or parked in the rear buildable area or the required rear yard of a lot containing a dwelling, provided that the trailer is no wider than 8.5 feet and no longer than 35 feet, or when herein permitted in the operations of a lawfully established trailer sales establishment. (Amended by Ordinances A-834-4-02 and A-834-13-11)
- c. Temporary parking and use of trailers shall be permitted when approved by the Community Development Director for the following purposes:
 - i. Parking in the open and use of a trailer owned by the occupant of the dwelling for lodging purposes on a lot containing a dwelling, provided it is not parked or used thereon more than two days (or any portion thereof) in any consecutive 30-day period.
 - ii. Parking in the open and use of a trailer for lodging purposes on a lot during reconstruction of the dwelling on the lot when that dwelling has been destroyed by fire, tornadoes, or other acts of nature or otherwise beyond the control of the owner; provided that such use shall only be allowed when such reconstruction commences within a reasonable period of time after destruction of the original dwelling and further provided such reconstruction continues without cessation on a reasonable construction schedule.
 - iii. Parking and use of trailers for temporary office or storage uses incidental to and only for the period of time of land development and/or the construction of a building provided such trailers are located on the same or contiguous lots as the building or land development and are at such location as approved by the Community Development Director.
- d. One boat owned by the occupant of the dwelling may be stored or parked in the rear yard of a lot containing a single-family detached dwelling, provided no major repair, disassembly, or rebuilding operations are conducted thereon.

2. **Trucks, Commercial Vehicles, and Buses - Residential Districts**

Off-street parking facilities accessory to residential uses shall be used principally for the parking of passenger automobiles. Overnight, outside parking of commercial vehicles, as defined herein, is prohibited but may be permitted in a fully enclosed building or structure upon any lot or parcel of land in a residential district in accordance with the following provisions:

- a. Commercial vehicles may be stored and/or parked overnight only in a fully enclosed building or structure.
- b. No commercial vehicle shall be permanently affixed to the ground.
- c. No more than a combined total of two (2) commercial vehicles may be stored or parked overnight in a fully enclosed building or structure upon any lot or parcel of land, except as hereinafter provided.



- d. Only one (1) commercial vehicle may be stored or parked overnight for each unit in a duplex, two-family, multi-family, or townhouse structure, provided it is in a fully enclosed building or structure.
- e. For purposes of this section commercial vehicles shall be defined as follows:
 - i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
 - ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
 - iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses. (Amended by Ordinance A-834-19-06)
 - iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
 - v. Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans. (Amended by Ord. A-834-03-03)

3. **Semi-Tractors and Other Similar Vehicles – Residential Districts**

Off-street parking facilities accessory to residential uses shall be used for the parking of passenger automobiles only. Parking of any vehicle with a registered weight of 16,000 pounds or greater and requiring a vehicle license of Class F or greater as regulated by the State of Illinois including but not limited to semi-tractors and other heavy vehicles is prohibited in all residence districts. (Amended by Ordinance A-834-12-07)

L. **SEWER AND WATER SYSTEMS**

1. **Connection to Public Sewer and Water Systems**

Each use hereafter established which requires sewer and water facilities shall be served by public or community sewer and water systems. However, such uses, hereafter established on lots in areas that are not served with public sewers or water systems may be served with individual sewage disposal systems or private wells, provided the Board of Trustees shall (a) find, after receiving the recommendation of the Plan Commission, that it is impractical to extend public or community sewer or water lines to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewer or water system not less than six months after any such system has been installed or extended to serve the lot.

2. **Standards for Private Systems**

Installation of individual sewage disposal systems and private wells or community sewer and water systems shall be in accordance with standards and specifications set

forth in applicable laws of the Village, county, and state, or other applicable governmental agencies.

3. **Minimum Lot Size**

Any lot or parcel which is to be used for a single-family detached dwelling served with an individual sewage disposal system shall have an area of not less than one acre and a width of not less than 150 feet or a greater area or width if required to conform with regulations contained in Section IV.L.2 above; provided, however, any lot or parcel containing, as of December 1, 1991, a single-family detached dwelling served by an individual sewage disposal system can continue to be served thereby (until a community sewer system becomes available) regardless of lot size or lot width but only if it complies with all other applicable regulations and provided further no such lot or parcel may be divided in any manner until such time as it is served by a community sewer system.

M. **STORM WATER DETENTION & RETENTION PONDS AND FLOOD-PLAIN AREAS**

Storm water detention and retention ponds shall be allowed in all districts when approved by the Village either as a separate use or as accessory to a permitted use. Any development on any lot or parcel which contains any flood-plain area (as defined by applicable Village, county, state or federal rules, regulations, ordinances or laws) shall comply with all applicable ordinances, laws, rules and regulations of all governmental authorities having jurisdiction thereof. Specific attention must be given to the flood plain regulations set forth in the Burr Ridge Municipal Code.

N. **BUILDING HEIGHT AND PERMITTED ROOF TOP EQUIPMENT OBSTRUCTIONS**

No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located, except as follows:

1. **Exceptions in Non-Residential Districts**

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, radio and television antennas, wireless masts, water tanks, silos, storage hoppers, elevators, or similar structures may be erected above the height limits herein prescribed in any non-residential district. However, such rooftop obstructions shall not exceed by more than ten (10) feet the height of the existing or proposed building, on which the structure is located, except as otherwise indicated below. The 10' obstruction shall be measured as follows:

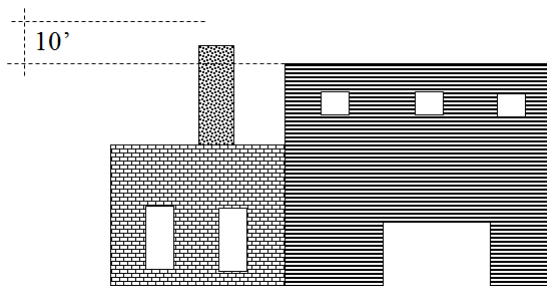


Figure IV.C.E.1
Rooftop Obstructions
in Non-Residential Districts
(Amended by
Ordinance A-834-13-11)



2. Exceptions in Residential Districts

Skylights, chimneys, radio and television antennas and wireless masts, and church steeples may be erected above the height limits herein prescribed in any residential district. However, such rooftop obstructions shall not exceed by more than ten (10) feet the height of the existing or proposed building, on which the structure is located, except as otherwise indicated below. Solar Collectors may be erected as rooftop obstructions subject to the following (Amended by Ordinance A-834-17-08):

- a. Appearance and Materials: Solar collectors should be neutral in color and generally matching the roof color of the principle structure. All such devices shall have the following characteristics:
 - i. Not be plastic or other non-UV stable material;
 - ii. Include factory finished aluminum frames;
 - iii. Where devices are encased with glass, the glass shall be non-reflective tempered glass; and
 - iv. No accessory or ancillary equipment associated with solar collectors located on front or corner side elevations shall be permitted to the exterior of the home greater than twelve (12) inches at the base of the solar collector before entering the roof;
 - v. Exterior accessory or ancillary equipment associated with solar collectors may be permitted to the rear and side elevations only. No such exterior equipment shall be permitted to extend over and around the eaves, gutters, or soffit. The equipment shall be wrapped or encased in pre-finished aluminum material or material of similar quality to match the design and character of the single-family home; and
 - vi. No accessory or ancillary equipment associated with solar collectors for new residential construction shall be permitted to the exterior of the home.
- b. Solar collectors must be set back a minimum of five feet (5') from the principal façade for sloped and flat-roofed buildings and not extend beyond the hip rafter on hip-roofed buildings. Collectors may be located closer to the front façade for flat-roofed buildings, if they are not visible from the street at the front property line.
- c. Height: Solar collectors shall be subject to the following height requirements:
 - i. Sloped Roof: Solar collectors located on sloped-roof buildings may not extend higher than the ridge, must be parallel to the pitch of the roof, and extend no more than six (6) inches higher than the roof surface on which they are located



- ii. Flat Roof:
 - a. Solar collectors located on flat-roofed buildings may not exceed the maximum building height by more than four feet (4').
 - b. Solar collectors located on flat-roofed buildings must not be visible from any street-facing façade at the front or street side property line.
- d. Solar collectors integrated into the structure or building cladding: Solar collectors integrated into the structure of building cladding shall be subject to the bulk requirements of the zoning district in which the structure or building is located.

O. UTILITY EXEMPTIONS

The following public utility uses are permitted in any district: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, and valves or other similar distributing equipment, provided that the installation and location shall conform with the rules and regulations of applicable administrative authorities, the requirements of the Subdivision Regulations Ordinance of the Village, applicable height restrictions set forth in this Ordinance, and any other ordinances or regulations of the Village, as well as any applicable franchise agreements or ordinances.

P. TEMPORARY MODEL RESIDENTIAL UNIT REGULATIONS

Temporary model residential units shall be used primarily to offer for sale or rental dwelling units located within the same subdivision or planned unit development in which the model unit is located. The following regulations shall govern the operation of a model unit (as well as any other applicable rules, regulations and ordinances of the Village).

- 1. Upon request by the Village of Burr Ridge, the owners of the property shall provide information relating to the use of the model unit, including but not limited to, a record of sales or rentals made from the model unit.
- 2. Building materials shall not be stored upon the lot on which a model unit is situated.
- 3. Model units may only be shown to potential customers and realtors between the hours of 8:00 a.m. and 9:00 p.m.
- 4. Sales offices, rental offices, and construction offices may be contained in a model unit provided that the appearance of the model unit is not substantially different from that of the other dwelling units in the subdivision or planned unit development, and further provided that the hours of operation of any such offices shall be restricted to between the hours of 6:30 a.m. and 10:00 p.m.
- 5. A temporary off-street parking lot is required with the number of parking spaces to be as approved by the Community Development Director.
- 6. Exterior floodlights may be used to illuminate the model home, provided that lights are sufficiently screened so that private dwelling units and nearby vehicular traffic are not adversely affected by the floodlights.



Q. SIGN CONTROL

The regulations and standards contained within the Village of Burr Ridge Sign Ordinance, Chapter 55 of the Burr Ridge Municipal Code, shall regulate the construction, installation and maintenance of all signs within the Village, including but not limited to location and size. While such sign regulations and standards apply to any signs within the Village, the provisions of such Sign Ordinance shall not be construed to also be provisions of this Ordinance.

R. HOME OCCUPATIONS

In all Residence Districts and for all residential uses in non-residential districts (Amended by Ordinance A-834-13-11), any customary home occupation shall be permitted provided that:

1. It is conducted entirely within the dwelling by a member of the family residing in the dwelling and when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes.
2. It is not conducted from a detached or attached accessory building or require internal or external alteration, or involve construction features or use of equipment not customary, either as to its use or size, in a dwelling (except one copying machine and one FAX machine shall be allowed), and the entrance to the space devoted to such occupation shall be from within the dwelling and not more than one-fourth of the floor area of a story including also a cellar of the dwelling is devoted to such home occupation.
3. There is no display or activity that will indicate from the exterior of the dwelling that it is being used in whole or in part for any use other than a dwelling.
4. Only a member of the family residing on the premises, plus only one additional person, whether or not a member of such family conducts it.
5. No mechanical equipment (except as provided above and except any personal computer) is used, except such as is customarily used for purely domestic or household purposes.
6. No stock in trade is kept or sold including also such as are made on the premises, or services rendered on the premises that require receipt or delivery of merchandise, goods or equipment by other than U.S. letter carrier mail service or the passenger automobile of the person conducting the home occupation.
7. No home occupation shall be allowed which is of a nature that will necessitate customers and/or personal deliveries to come to the dwelling either for goods, services and/or the business product (either goods or written products), except home day care as regulated herein.
8. A home occupation conducted by a professional person shall be only for consultation or performance of religious rites, but not for the general practice of the professional.
9. Teaching of musical instruments and dancing shall be conducted only in a single-family detached dwelling and then to not more than two pupils at one time, and academic or religious instruction may be given to not more than six pupils at one



time in a single-family detached dwelling, not more than one pupil at one time in any other type dwelling unit.

10. Day care centers, subject to site plan review and the following provisions:
 - a. That no more than six (6) children are permitted, including the children of the home day care operator aged 16 or under.
 - b. That the type and ages of children cared for and the provision of service minimally conforms to the current limitations and requirements of the Illinois Department of Children and Family Services and other applicable law for this use.
 - c. That outside activity is permitted for this use. The outside activity area shall be fenced, said fence to be otherwise in compliance with Village zoning requirements, or if not fenced, then adult (18 or older) supervision is required at all times.
 - d. That this use is permitted in single family detached dwellings only and not in multi-family units such as condominiums or townhomes.
 - e. That the hours of operation shall be between 7:00 a.m. and 6:00 p.m.
 - f. Unless otherwise specifically provided in this subparagraph 10, all other requirements related to home occupations shall apply to this use.

S. SATELLITE DISHES

Satellite dishes shall comply with the following regulations:

1. Satellite dishes and other signal receiving equipment shall comply with the regulations set forth in the Burr Ridge Building Ordinance.
2. Satellite dishes with a diameter of one meter or less are permitted in residential areas.
3. Satellite dishes with a diameter of two meters or less are permitted in non-residential areas.
4. All other satellite dishes shall be considered special uses in all residential and non-residential districts and shall be subject to compliance with Section XIII.K of this Ordinance. Satellite dishes also shall comply with the following:
 - a. Satellite dishes shall be mounted on the roof of a building unless it is determined that a roof top location is impractical based on the design of the building or the functioning of the dish. Rooftop dishes shall be screened with materials architecturally compatible with the principal building.
 - b. Ground mounted satellite dishes shall be located to the interior side or rear of the principal building on a lot and shall be screened to ensure minimal visibility from surrounding properties.



T. INTERPRETATION OF USES LISTS

The Community Development Director, subject to the approval of the Board of Trustees upon recommendation from the Plan Commission, may determine zoning compliance for land uses which, though not contained by name in the zoning district lists of permitted and special use, are deemed to be similar in nature and clearly compatible with the listed uses.

All such non-listed uses shall require approval by the Board of Trustees upon recommendation from the Plan Commission prior to issuance of a Zoning Certificate of Occupancy. Consideration to classify a non-listed use shall not require a public hearing. All such uses shall be added to the appropriate list of permitted or special uses upon periodic updating of the Zoning Ordinance.

U. VISUAL OBSTRUCTIONS ON CORNER LOTS

On corner lots within that part of any yard or court or other open area located within a radius of 25 feet from the point of intersection of the two street right-of-way lines forming the lot corner, no buildings, structures, or shrubs as herein permitted as obstructions in front yards or side yards adjoining a street shall be erected, altered, or planted which have a height more than 30 inches above the ground grade in this area, and trees planted in such areas shall be maintained in a manner that trees shall not have branches lower than 8 feet above the ground grade elevation in this area. (Amended by Ordinance A-834-13-11)

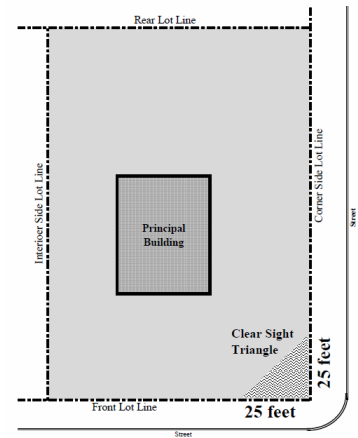


Figure IV.L

V. REGULATIONS FOR PERSONAL WIRELESS SERVICE FACILITIES

1. Permitted Locations

A special use is required and may be requested for any public utility service use that satisfies the definition of personal wireless service facility, as defined herein, provided that the proposed location satisfies any one of the criteria listed below. Personal Wireless Service Facilities attached to existing freestanding towers used for other Personal Wireless Services shall also require a special use approval for the purpose of determining compliance with the regulations herein.

- a. The proposed location of the Personal Wireless Service Facilities is within a manufacturing district and is not within 1000 feet of a residential district or is separated from residential districts by a freeway or principal arterial as defined by the Village of Burr Ridge Comprehensive Plan.
- b. The proposed location of the Personal Wireless Service Facilities is attached to an existing building or structure within a non-residential district.
- c. The proposed location of the Personal Wireless Service Facilities is located on a property owned by or used for municipal services.



2. **Maximum Height for Personal Wireless Service Facilities**

An applicant for approval of a Personal Wireless Facility shall demonstrate that the Personal Wireless Facilities do not exceed the minimum height required to function satisfactorily. Under any circumstances, Personal Wireless Facilities shall not exceed the following height restrictions unless otherwise specifically approved by grant of a special use permit as per Section IV.V.3, herein:

- a. The maximum height of a freestanding tower shall not exceed 100 feet provided, however, that an applicant requesting a freestanding tower shall demonstrate that the tower/antenna is the minimum height required to function satisfactorily.
- b. If mounted on the roof of an existing building or structure, the height of an antenna shall not exceed 10 feet above the height of the existing structure.
- c. An antenna attached to the side of a building, structure, or tower, shall not extend above the roof of the building, structure, or tower.

3. **Screening and Site Location for Personal Wireless Service Facilities Attached to Freestanding Towers**

- a. Support structures and antennas shall have a non-contrasting blue, gray or similar color that minimizes their visibility and is compatible with the surrounding landscape.
- b. Personal Wireless Service Facilities should be architecturally compatible with the surrounding buildings and land uses or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.
- c. Personal Wireless Service Facilities attached to a freestanding tower shall not be located between a principal building and a street. Such freestanding towers shall be located adjacent to the rear wall of the principal building unless it is shown that an alternate location results in more effective screening or blending of the tower into the surrounding landscape. Freestanding towers shall be at least 20 feet from side and rear property lines.

4. **Screening and Site Location for Personal Wireless Service Facilities Attached to Existing Buildings or Structures**

- a. Personal Wireless Facilities may be attached to the wall or roof of a building subject to height restrictions herein. Such Facilities shall not be attached to the front wall of a building unless it can be shown that other locations are not feasible and that the Facilities shall be made to effectively blend into the architecture of the building.
- b. Personal Wireless Facilities and their support structures attached to an existing building or structure shall be of a color identical to the building or that maximizes the blending of the Facilities and support structures into the architecture of the building or structure.



- c. Personal Wireless Facilities and their support structures attached to an existing building or structure shall not extend more than 24 inches beyond the wall of such building or structure.

5. Screening and Site Location for Ground Level Equipment and Buildings

- a. Ground level equipment, buildings, and the tower base shall be located and provided with screening to reduce visibility from public streets and residentially zoned properties to the maximum extent possible and reasonable.
- b. Landscaping, consisting of shrubs and similar materials, shall be provided surrounding the foundation of ground level buildings, structures, and fences subject to the review and approval of the Community Development Director.
- c. Ground level buildings and structures shall be designed and located to blend with the existing architecture and landscaping of the subject property and the surrounding area. Masonry facades shall be required for such buildings or structures unless otherwise allowed as a condition of the special use approval.
- d. Fencing may be provided as a condition of the special use approval for the purpose of enclosing and screening freestanding towers or antennas and their support facilities. Such fencing shall comply with the requirements for residential fences contained in Section IV.J.1, herein, except as specifically authorized by conditions for approval of a special use.

6. Compliance with Governmental and other Safety Regulations

- a. The applicant shall demonstrate that the proposed antennas and support structures are safe and that surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.
- b. All towers and antennas shall comply with the current standards and regulations of the Federal Communications Commission, the Federal Aviation Administration, and any other agency of the federal government with the authority to regulate towers and antennas.
- c. Upon application and approval, the Building Commissioner shall issue a permit prior to construction of any tower or antenna. Said permit shall verify that towers and antennas are constructed in compliance with applicable Village building codes and any requirements of the Electronic Industries Standards and the Federal Communications Commission, as well as the provisions herein.

7. Co-Location and Location on Existing Structures Preferred

In order to minimize adverse visual impacts associated with the proliferation of towers, co-location of antennas by more than one provider on existing or new towers and location of antennas on existing buildings or structures, shall take precedence over the construction of new, freestanding towers. If a new, freestanding tower is



proposed, special use approval shall not be granted unless the applicant demonstrates compliance with the following:

- a. A diligent effort has been made to locate the antenna on an existing structure and that, due to valid considerations, including physical constraints and economic or technological feasibility, no other appropriate location is available.
- b. Covenants shall be recorded which require that the applicant allow, on a commercially reasonable basis, other providers of Personal Wireless Service Facilities and other antennas to co-locate on the proposed freestanding tower, where such co-location is technologically feasible.
- c. The site plan for the construction of a new, freestanding tower shall delineate an area near the base of the tower to be used for the placement of additional equipment and buildings for other users.

8. Abandonment of Towers or Antennas

In the event the use of a tower or antenna is discontinued for a period of 60 consecutive day, the tower or antenna shall be deemed to be abandoned. The Community Development Director shall determine the date of abandonment based on documentation required from the tower owner/operator or other appropriate sources. Upon abandonment, the tower owner/operator shall have an additional 60 days within which to:

- a. Reactivate the use of the tower either by said owner/operator or transfer of the tower to another owner/operator for such use within the aforesaid 60-day period. Transfer of the tower to another owner/operator shall not require special use approval provided use of the tower is re-activated within the 60-day period and that the use of the tower complies with all conditions of the original special use approval and the terms of this Ordinance.
- b. Dismantle and remove the tower, at which time, any special use shall become null and void.
- c. Request approval from the Board of Trustees to allow the abandoned tower or antenna to remain for a specified period of time. If said approval is granted, the tower shall be reactivated or removed within the time period approved by the Board of Trustees as per the regulations herein. (Amended by Ordinance A-834-9-97)



W. PERFORMANCE STANDARDS

Any use established in any district shall be so operated as to comply with the performance standards as set forth hereinafter. Established uses other than legal, nonconforming uses subject to the regulations of Section XII may be altered, enlarged, expanded or modified provided that the additions or changes comply with said performance standards. (Amended by Ordinance A-834-5-10)

1. Noise

- a. **Definitions** - (All definitions of acoustical terminology shall be in conformance with those contained in *ANSI S1.1-1994 (R2004)* "Acoustical Terminology" and the latest revisions thereof or any replacement thereto).

- (1) **A-weighted Sound Level:** 10 times the logarithm to the base 10 of the square of the ratio of the A-weighted (and time-averaged) sound pressure, to the reference sound pressure of 20 micropascal. The frequency and time weighting must be specified in accordance with ANSI-S1.4-1983 (R2006) "American National Standard for Sound Level Meters" and the latest revision thereof. The unit of sound level is the decibel (dB) with the letter (A) appended to the decibel unit symbol to indicate the frequency weighting and written dB(A).
- (2) **ANSI:** American National Standards Institute, or its successor bodies.
- (3) **Construction:** On-site erection, fabrication, installation, alteration, demolition or removal of any building or structure, facility, or addition thereto, including all related activities, including, but not restricted to, clearing of land, earth-moving, blasting, and landscaping.
- (4) **Daytime Hours:** 7:00 A.M., to 7:00 P.M., local time.
- (5) **dB(A):** See "A-weighted Sound Level" in decibels.
- (6) **Decibel (dB):** A unit of measure, on a logarithmic scale to the base 10, of the ratio of the magnitude of a particular sound pressure to a standard reference pressure, which, for purposes of this regulation, shall be 20 micronewtons per square meter ($\mu\text{N/m}^2$) *or* 20 micropascals (μPa).
- (7) **Discrete tone:** a sound wave whose instantaneous sound pressure varies essentially as a simple sinusoidal function of time.
- (8) **Fast Dynamic Characteristic:** The dynamic characteristic specified as "Fast" in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (9) **Fast Meter Response:** As specified in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters"



and the latest revision thereof.

- (10) **Highly Impulsive Sound:** Either a single pressure peak or a single burst (multiple pressure peaks) for a duration less than one second.
- (11) **Night Time Hours:** 7:00 P.M., to 7:00 A.M., local time.
- (12) **Octave Band Sound Pressure Level:** The sound pressure level for the sound being measured contained within the specified octave band. The reference pressure is 20 micronewtons per square meter.
- (13) **Pascal (Pa):** A unit of pressure. One Pascal is equal to one Newton per square meter.
- (14) **Preferred Frequencies:** Those frequencies in Hertz preferred for acoustical measurements which, for the purposes of this regulation, consist of the following set of values: 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1000, 1250, 1600, 2000, 2500, 3150, 4000, 5000, 6300, 8000, 10,000, 12,500.
- (15) **Prominent Discrete Tone:** Sound, having a one-third octave band sound pressure level which, when measured in a one-third octave band at the preferred frequencies, exceeds the arithmetic average of the sound pressure levels of the two adjacent one-third octave bands on either side of such one-third band by:
 - 5 dB for such one-third octave band with a center frequency from 500 Hertz to 10,000 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;
 - 8 dB for such one-third octave band with a center frequency from 160 Hertz to 400 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;
 - 15 dB for such one-third octave band with a center frequency from 25 Hertz to 125 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band.
- (16) **Slow Dynamic Characteristic:** The dynamic characteristic specified as "Slow" in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (17) **Sound:** A physical disturbance causing an oscillation in pressure in a medium (e.g., air) that is capable of being detected by the human ear or a sound measuring instrument.
- (18) **Sound Level (Weighted Sound Pressure Level):** 20 times the logarithm to the base 10 of the ratio of the frequency-weighted (and time-averaged) sound pressure to the reference pressure of 20 micropascals. The frequency weighting used shall be specified explicitly (e.g., A, C, or octave band). The unit for sound level is



decibel (dB).

- (19) **Sound Pressure:** the root mean square of the instantaneous sound pressures during a specified time interval in a stated frequency band. The unit for sound pressure is Pascal (Pa).
- (20) **Sound Pressure Level:** 20 times the logarithm to the base 10 of the ratio of the particular sound pressure to the reference sound pressure of 20 micropascals. ANSI S12.9- 1988 (R1998) "American National Standard Quantities and Procedures for Description and Measurement of Environmental Sound - Part 1," and the latest revision thereof, reserves the term sound pressure level to denote the unweighted sound pressure. The unit for sound pressure level is decibel (dB).

b. **Prohibition of Noise Pollution**

No person shall cause or allow the emission of sound beyond property lines so as to cause noise pollution (violating any applicable standards established by the Illinois Environmental Protection Agency) or a nuisance in Burr Ridge, or so as to violate any provisions of this Ordinance.

c. **Measurement Techniques**

Test procedures to determine whether emission of sound is in conformance with regulation shall be in substantial conformity with Standards and Recommended Practices established by the ANSI and the latest revisions thereof, including but not limited to:

- ANSI S1.4-1983 (R2006)/ANSI S1.4a-1985 (R2006)
- ANSI S1.6-1984 (R2006)
- ANSI/ASA S1.11-2004 (R2009)
- ANSI/ASA S1.13-2005 (R2010)
- ANSI S12.1-1983 (R2006)
- ANSI/ASA S12.9-1993/Part 3 (R2008)
- ANSI/ASA S12.18-1994 (R2009)

d. **Sound Emitted Standards and Limitations for Noise Sources**

(1) **Sound Emitted to Residential (R) Districts During Daytime Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during daytime hours from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving Residential Districts or developments and any school buildings or sites (hereinafter collectively referred



to as R Districts) which exceeds the allowable octave band sound pressure level specified in Table 1, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

TABLE 1
SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A
MANUFACTURING DISTRICT DURING DAYTIME HOURS

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Daytime Hours
31.5	72
63	71
125	65
250	57
500	51
1000	45
2000	39
4000	34
8000	32

(2) **Sound Emitted to Residential (R) Districts During Nighttime
Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during night time hours from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R District which exceeds any allowable octave band sound pressure level specified in Table 2, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source. In addition, where any such use in any district utilizes trucks or other vehicular equipment, such as forklifts, outside in its operations and is adjacent to residential properties, the back-up warning signals on all such trucks or other vehicular equipment shall, to the extent allowed by law, be turned off or otherwise muted during nighttime hours so as to be inaudible to the adjacent residential properties. Trucks and other vehicular equipment operated outside adjacent to residential properties shall not idle outside during nighttime hours for a period in excess of five minutes.



TABLE 2
SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A
MANUFACTURING DISTRICT DURING NIGHTTIME HOURS

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Nighttime Hours
31.5	63
63	61
125	55
250	47
500	40
1000	35
2000	30
4000	25
8000	25

(3) Sound Emitted to Business (B) Districts

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in a Manufacturing District to any receiving Business (B) District (hereinafter referred to as B District) which exceeds any allowable octave band sound pressure level specified in Table 3, when measured at any point within such receiving B Districts, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

TABLE 3
SOUND EMITTED TO ANY RECEIVING B DISTRICTS FROM A
MANUFACTURING DISTRICT

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving B Districts from a Manufacturing District (dB)
31.5	79
63	78
125	72
250	64
500	58
1000	52
2000	46
4000	41
8000	39



(4) **Sound Emitted to Research Assembly (RA), Light Industrial (LI), and General Industrial (GI) Districts**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in the RA, LI, and GI Districts to any receiving neighboring lot in the RA, LI, and GI Districts which exceeds any allowable octave band sound pressure level specified in Table 4 when measured at any point within such receiving lot, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

TABLE 4
SOUND EMITTED TO ANY RECEIVING RA, LI, OR GI
DISTRICT FROM A MANUFACTURING DISTRICT

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving RA, LI, or GI Districts from a Manufacturing District (dB)	
	RA or LI Receiving District	GI Receiving District
31.5	79	80
63	78	79
125	72	74
250	64	69
500	58	63
1000	52	57
2000	46	52
4000	41	48
8000	39	45

(5) **Highly Impulsive Sound**

No person shall cause or allow the emission of impulsive sound from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R or B District or RA, LI or GI District lots which exceeds the allowable dB (A) sound level specified in Table 5, when measured at any point within such receiving R or B District or RA, LI, GI District lot, provided, however, that no measurement of sound levels shall be made less than 25 feet from the noise source.



TABLE 5
HIGHLY IMPULSIVE SOUND

Allowable (A-weighted) Sound Levels of Impulsive Sound Emitted From Manufacturing Districts or from any noise source by a use in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to designated classes for receiving uses			
RA & LI Districts	GI District	B Districts	R Districts
57	61	50	45

(6) Prominent Discrete Tones

(a) No use shall cause or allow the emission of any prominent discrete tone from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R or B District or neighboring RA, LI, or GI lot provided, however, that no measurement of one-third octave band sound pressure levels shall be made less than 25 feet from such noise source.

(b) This rule shall not apply to prominent discrete tones having a one-third octave band sound pressure level 10 or more dB below the allowable octave band sound pressure level specified in the applicable tables in subsection "d" through subsection (1) through (4) of this subsection C.1 for the octave band which contains such one-third octave band.

e. Exceptions

- (1) Subsection "d" of this subsection C.1 inclusive shall not apply to sound emitted from emergency warning devices and unregulated safety relief valves.
- (2) Subsection "d" of this subsection C.1 inclusive shall not apply to sound emitted from lawn care maintenance equipment and snow blowers and similar snow removal equipment used during daytime hours.
- (3) Subsection "d" inclusive shall not apply to sound emitted from equipment being used for temporary construction between the hours of 7:00 A.M., to 7:00 P.M., of each day or as otherwise regulated under the provisions of the Building Ordinance of the Village of Burr Ridge.
- (4) Subsection "d" inclusive shall apply to sound emitted from trucks



and vehicles under the control of the property user and/or owner, including vehicles entering and leaving the property. Trucks and vehicles under the control of the property user and/or owner shall include trucks that are on the property for purposes of loading or unloading goods, whether such trucks are owned by the property user and/or owner or not. Actionable noise violations include violations caused by trucks hitting potholes or other obstacles on the property, and the shifting of gears as trucks leave, enter or drive upon the property, as well as violations caused by idling engines and trailer mounted refrigeration units.

- (5) Subsection "d" inclusive shall not apply to sound emitted from railroad facilities.

2. Vibration

a. **Definitions**

- (1) **Amplitude:** The maximum displacement of the earth from the normal rest position during one period of oscillation.
- (2) **Cycle:** A complete cycle of vibration occurs when the object moves from one extreme position to the other extreme and back again.
- (3) **Discrete Impulses:** A ground transmitted vibration stemming from a source where specific pulses do not exceed 60 per minute (or one per second)
- (4) **Frequency:** The number of cycles that a vibrating object completes in one second. The unit of frequency is Hertz (Hz). One Hertz equals one cycle per second.
- (5) **Impact:** An earth borne vibration generally produced by two or more objects striking each other so as to cause separate and distinct pulses.
- (6) **Oscillation:** a regular periodic variation in value about a mean.
- (7) **Particle Velocity:** A characteristic of vibration that depends on both amplitude displacement and frequency. Particle Velocity may be measured directly or computed by multiplying the frequency by the amplitude times the factor 6.28. The particle velocity will be in inches per second. The maximum Particle Velocity shall be the maximum vector sum of the three mutually perpendicular components recorded simultaneously.
- (8) **Seismograph:** An instrument which measures vibration characteristics simultaneously in three mutually perpendicular planes. The seismograph may measure displacement and frequency, particle velocity, or acceleration.
- (9) **Steady State Vibration:** A vibration which is continuous, as from a fan, compressor, or motor.



- (10) **Vibration**: A reciprocating motion transmitted through the earth, both in *the* horizontal and vertical planes.

b. Instrumentation

Ground-transmitted vibration shall be measured with a seismograph or complement of instruments capable of recording vibration displacement, particle velocity, or acceleration and frequency simultaneously in three mutually perpendicular directions.

c. Maximum Permitted Vibration Levels

Table 6 designates the acceptable *maximum permitted particle velocities* of vibration that apply on or beyond adjacent lot lines within the manufacturing district or from any source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, and on or beyond appropriate district boundaries. Where more than one set of vibration levels apply, the most restrictive shall govern. Readings may be made at points of maximum vibration intensity.

TABLE 6
MAXIMUM PERMITTED PARTICLE VELOCITIES OF VIBRATION

Steady-state Vibration Limits for the Manufacturing District or for any use in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products.		
Maximum Peak Particle Velocity (inches per second)		
RA, LI & Lot Lines	R. District	
	Day	Night
0.06	0.03	0.01

d. Vibration Notes

- (1) Night time limits shall be considered to prevail from 7:00 P.M., to 7:00 A.M., local time.
- (2) For purposes of this regulation, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute, shall be considered impact vibrations.
- (3) Railroad facilities shall be exempt from vibration limitations.

3. Air Pollution

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title B and as may be amended from time to time.



4. Toxic Substances

- a. **Definition of Toxic Substances:** Any gas, liquid, solid, semi-solid substance or mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purposes of this regulation.
- b. The use, storage, handling or transport of toxic substances shall comply with applicable laws and regulations.
- c. In the RA, LI and GI Districts, any toxic substance listed by the U.S. Department of Health and Human Development (Public Health Service, Center for Disease Control, National Institute for Occupational Safety and Health, "Registry of Toxic Effects of Chemical Substances"), as revised from time to time, contained in one or more containers within the lot line in quantities in excess of 100 gallons as a liquid, 1,000 pounds as a solid or 100 pounds as a gas shall not be permitted.
- d. In the RA, LI & GI Districts, the storage, utilization, manufacture or handling of any toxic or radioactive substance shall be allowed only as a conditional use and only after a conditional use permit is granted under the standards set forth above.

5. Water Pollution

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title C and as may be amended from time to time.

6. Fire and Explosive Hazards

- a. In a Manufacturing District, activities involving the storage, handling, utilization's, or manufacture of materials or products which decompose by detonation and which are classified by the Department of Transportation as Explosive A (and/or by the United Nations as UN Class 1.1 or 1.2), Explosive B (and/or by the United Nations as UN Class 1.3), or Explosive C (and/or by the United Nations as UN Class 1.4), as such classes are amended from time to time (See C.F.R. 49, Parts 100 to 177), shall be permitted only as a conditional use, in accordance with the standards set forth below, provided that such quantities do not exceed the limits set forth in the following Table 7. Explosives categorized or classified by the Department of Transportation as "Forbidden" or "Restricted" shall not be permitted. Permitted explosives shall be stored, utilized, handled, and manufactured in accordance with National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. The storage and accountability of permitted explosives shall comply with applicable Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms Regulations ("Your Guide to Explosive Regulations as most recently amended and as amended



from time to time - ATF P5400.7). This includes the requirement of an explosives permit (18 USC Chapter 40).

- b. In a Manufacturing District, the storage, utilization, handling or manufacture of radioactive isotopes (fissionable material) (regardless of atomic mass) shall not be permitted except as a conditional use and only after a conditional use permit is granted under the standards set forth in this Ordinance, and also shall not be permitted unless the material is contained in an approved (by the Village) shielded and fire resistant container for which it is never removed. Radioactive isotopes (fissionable materials) in such shielded and fire resistant containers which are granted a Conditional use shall be classified for the purposes of the Manufacturing Districts as Explosive A materials and shall comply with the quantity limitations set forth in the following Table 7.
- c. In the Manufacturing District, the storage, utilization, handling or manufacture of highly reactive oxidizing or reducing agents, unstable or pyroforic materials, or highly unstable materials which include but are not confined to organic peroxides, organic nitrated, fluorine, liquid oxygen, hydrazine, acetylides, tetrazoles, ozonides, perchloric acid, perchlorated, chlorated, alkyaluminums, diborane, calcium trifluoride, hydroxylamine and other similar materials shall be considered as Explosive C materials and shall comply with the quantity limitations set forth in the following Table 7. The storage utilization, handling or manufacture of these materials shall be in accordance with The National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.
- d. In the Manufacturing District, the storage, utilization, handling or manufacture of flammable liquids and gases shall be permitted in accordance with the following Table 8, including the storage of finished products. Flammable liquid and storage tanks shall not be less than fifty (50) feet from all lot lines. The storage, utilization, handling or manufacture of flammable liquids and gases shall be in accordance with the National Fire Protection Association National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.
- d. No activities covered by this Subsection are allowed anywhere other than in a Manufacturing District and in conformance with the requirements set forth above.

TABLE 7:
TOTAL CAPACITY OF EXPLOSIVE AND
OTHER UNSTABLE OR HIGHLY REACTIVE MATERIALS

<u>Materials Classification</u>	<u>Total Quantity</u>
Forbidden	0
Restricted	0
Explosive A	0.1 Pounds
Explosive B	1 Pounds
Explosive C	10 Pounds
(The Total Quantity of All Such Materials Shall Not Exceed Ten (10) Pounds).	



**TABLE 8:
TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED
(IN GALLONS)**

For Material Having an Open Cup Flash Point...	Above Ground		Underground	
	RA & LI Districts	GI Districts	RA & LI Districts	GI Districts
...at or above 140 degree F	5,000	30,000	20,000	100,000
...at or above 100 degree F., and below 140 degree F	2,000	10,000	20,000	100,000
...below 100 degree F	500	2,000	20,000	100,000
(When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure shall not exceed 30 times the quantities listed in Table 8 above).				

7. Glare

In all Districts, any activity or operation producing glare shall be conducted in accordance with the following requirement: Exposed sources of light shall be controlled so that direct and indirect illumination within the lot lines shall not cause illumination in excess of 1/2 foot candle in any R District.

8. Other Nuisances

In addition to the performance standards specified above in subsection 1 through subsection 7 above, the dissemination of noise, vibration, particulate matter, odor, toxic substances, or fire or explosive materials in either such manner or quantity as to be determined to endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance and shall be unlawful.

9. Landscaping

All required yards or other required open spaces shall be appropriately landscaped in accordance with landscaping plans submitted to and approved by the Community Development Director, and thereafter maintained in such a manner as to retain at least the intended standards of the initial landscaping plan and to conform to the landscaping requirements as set forth as follows:

a. Required Landscaping

All Manufacturing uses (uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products) must be buffered from adjacent residential uses and residentially zoned properties through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan submitted to and approved by the Community Development Director. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such



landscaping, and shall include a mix of the plant materials set forth in EXHIBIT I. Approval of the landscaping plan or approval of the landscaping plan with modification shall be based on the recommendations of the Village Forester.

b. Building Setback

If landscaping complies with the requirements above, no buildings or structure may be located within 50 feet of a residence district boundary line. If landscaping does not comply with said requirements, no building or structure shall be located within 150 feet of a residence district boundary line.

c. Parking Lot Setback

No parking lot may be located within 30 feet of a residence district boundary line. This setback area shall also be landscaped as set forth above.



EXHIBIT I - PERMITTED PLANT MATERIAL

The plant material used in required landscaping in manufacturing districts and for any use established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall conform to the following plant list.

Plant Group A: Deciduous Shade Trees (Installation Size: min. 2.5 inch trunk diameter measured 1 foot above ground level)

1. All street trees contained in the permitted species list of the Village of Burr Ridge Subdivision Regulations Ordinance.

Plant Group B: Evergreen Trees (Installation Size: 8 ft. in height)

	<u>Spacing on Center</u>
1. Scotch Pine	20 feet
2. Red Pine	20 feet
3. White Pine	30 feet
4. Douglas Fir	20 feet
5. Norway Spruce	18 feet

Plant Group C: Ornamental Deciduous Trees (Installation Size: 6 ft. in height) (All plants shall be in shrub form)

	<u>Spacing on Center</u>
1. Cockspur Hawthorn	15 feet
2. Washington Hawthorn	10 feet
3. Winter King Hawthorn	12 feet
4. Ironwood or American Hornbeam	12 feet
5. Amur Maple	12 feet
6. Cornelian Cherry	15 feet

Plant Group D - Deciduous and Evergreen Shrubs

	<u>Installed Size (Height)</u>	<u>Spacing on Center</u>
1. Winged Euonymus	4 feet	8 feet
2. Arrowwood Viburnum	4 feet	6 feet
3. Nannyberry	4 feet	8 feet
4. Mochican Viburnum	4 feet	6 feet
5. American Hazelnut	4 feet	6 feet
6. American Cranberry Viburnum	4 feet	6 feet
7. Pfitzer Juniper	3 feet	6 feet
8. Hetzi Juniper	3 feet	6 feet
9. Mugo Pine	4 feet	8 feet
10. Dwarf Mugo Pine	3 feet	6 feet

(Amended by Ordinance A-834-05-10)



X. UTILITIES AND MECHANICAL EQUIPMENT

For all buildings except detached single-family dwellings, utilities and mechanical equipment shall comply with the following: (Amended by Ordinance A-834-13-11)

1. All utilities shall be placed underground.
2. Rooftop equipment, exclusive of flues, exhaust stacks and vents, shall be completely screened from view from any adjacent private or public street or from any point along an exterior property line. Screening shall be of permanent construction material at least one foot (1') higher than the object being screened and architecturally compatible with the principal building.
3. Ground-level mechanical equipment shall be completely screened from view from any adjacent private or public street or from any point along an exterior property line. The screen shall be of permanent construction material architecturally compatible with the principal building or be screened by the use of landscape material that affords a minimum of 80 percent opacity during the vegetation's dormant season. Minimum height of screening shall be at least one foot (1') higher than the object being screened.
4. Screening methods and materials to be utilized for both rooftop and ground-level equipment shall be specified on the building permit application required for each lot.